

32-181

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RUTH S. BROWN, of 33 Franklin Street, City of Waterville, County of Kennebec and State of Maine 04330, **NANCY E. WALDRON**, of 6 Westview Street, City of Augusta, County of Kennebec and State of Maine, **ELIZABETH J. TURGEON**, of 23 Marigold Drive, Town of Belgrade, County of Kennebec and State of Maine 04917, and **WILLIAM E. BROWN**, of RR3, Box 3361, Rossmore Road, City of Brunswick, County of Cumberland and State of Maine 04011

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **WILLIAM P. VIOLETTE** and **TERRY A. VIOLETTE**, both of Waterville, County of Kennebec, and State of Maine, whose address is 67 Mathews Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **WILLIAM P. VIOLETTE** and **TERRY A. VIOLETTE**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings thereon, situated in **Waterville**, County of Kennebec and State of Maine and being lot numbered forty-six (46) according to a plan of Beverly Hills made for Charles F. Poulin by Harry E. Green, C.E., dated January 7, 1946, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 3, to which plan reference is hereby made for a more particular description of the lot herein conveyed.

The above described parcel of land is conveyed subject to the following restrictions lettered from A to I which will be binding upon the said grantees and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land:

(A) That said land shall be used only for residential purposes, and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time, nor shall said lots be subdivided or so sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes;

(B) That no house for more than two families, and that no house costing less than four thousand five hundred (\$4,500.00) dollars shall be built upon said lots; and that no building, or extension to such building, shall be erected or placed on any part of said land

4 July, 1946

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nearer to the street line which said building faces than twenty-five (25) feet.

(C) That any outbuilding including garages, shall not be erected nearer to the street line upon which the house constructed or to be constructed on said lot shall face than the front part of the main building erected or to be erected on said lot or lots;

(D) That no placards or advertising signs other than such as relate to the sale or leasing of said lot or lots, shall be erected or maintained on said lot or lots or any building thereon;

(E) That no fence or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with view from residences on adjoining lots;

(F) That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or lots or in any building thereon;

(G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

(H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six (6) feet, and in addition, the following shall be applicable to buildings erected or placed on lots numbered 5, 6, and 32;

- (1) No houses, extensions thereto, outbuildings, including garages, or other buildings, shall in any case be erected on lots numbered five (5) and six (6) nearer to the Sidney Road than twenty-five (25) feet;
- (2) No house, extension thereto, outbuildings, including garages or other buildings, shall be erected on lot numbered thirty-two (32) nearer to both Franklin Street and Roland Street than twenty-five (25) feet.

The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

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(I) Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and applicable to all lots hereafter to be sold on a plan of lots known as Beverly Hills, in Waterville, Maine, aforesaid, and for a violation of the terms hereof, or any of them, by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity to compel compliance with the terms thereof. The grantors herein shall not be held responsible for the enforcement of the foregoing restrictions.

Being the same premises conveyed to William E. Brown and Ruth Brown by Warranty Deed of Elie Joseph Roy dated April 14th, 1950 and recorded in the Kennebec Registry of Deeds at Book 889, Page 578. William E. Brown died in 2000 survived by his wife, Ruth Brown and three children, the Grantors herein.

IN WITNESS WHEREOF, WE, the said **RUTH S. BROWN, NANCY E. WALDRON, ELIZABETH J. TURGEON and WILLIAM E. BROWN**, have hereunto set our hands and seals this 11 day of August, 2004.

Signed, Sealed and Delivered
in the presence of:

Barbara A. Vashon
Witness

Barbara A. Vashon
Witness

Barbara A. Vashon
Witness

M. J. Bourdais
Witness

Ruth S. Brown
RUTH S. BROWN

Nancy E. Waldron
NANCY E. WALDRON

Elizabeth J. Turgeon
ELIZABETH J. TURGEON

William E. Brown
WILLIAM E. BROWN

STATE OF MAINE
Kennebec, ss.

August 11, 2004

Personally appeared the above named **RUTH S. BROWN** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Vashon
NOTARY PUBLIC
BARBARA A. VASHON
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 08/22/2009

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STATE OF MAINE
Kennebec, ss.

Aug. 11, 2004

Personally appeared the above named **NANCY E. WALDRON** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Vashon
NOTARY PUBLIC
BARBARA A. VASHON
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 08/22/2009

STATE OF MAINE
Kennebec, ss.

Aug. 11, 2004

Personally appeared the above named **ELIZABETH J. TURGEON** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Vashon
NOTARY PUBLIC
BARBARA A. VASHON
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 08/22/2009

STATE OF MAINE
County of Sagadahoc

July 14, 2004

Personally appeared the above named **WILLIAM E. BROWN** and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Patricia A. McPhee
NOTARY PUBLIC
My Comm Expires 3-31-06

SEAL

Received Kennebec SS.
08/12/2004 9:33AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS